39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039944 **DEEDWARR**
08/18/2023 10 45 05 AM 2 pgs
Fees: $13 00 Taxes $1,739 00

20230818-0064600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 615 Main Street, Suite 123, Nashville, TN 37206

File No.: 23-7-0295-HA

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Nick Oberle and Ereann Oberle	New American Funding	102 03 0 108.00
(NAME)	(NAME)	
6543 Marauder Dr.	14511 Myford Rd Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERICA A. CULLUM AND JEFF W. CULLUM, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS OBERLE AND EREANN OBERLE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 1234 of Charlotte Park, Section 18, according to plat and survey of record in Plat Book 3600, Pages 51-52, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

Said Lot fronts 72 feet on the Westerly side of Marauder Drive and runs back 143.7 feet on the Northerly line and 146 feet on the Southerly line to a deadline in the rear on which it measures 90 07 feet.

Being the same property conveyed to Erica A Cullum, wife and husband, Jeff W. Cullum, by Warranty Deed from Warren Ford, and wife Jennifer Ford, of record in Instrument No. 20131126-0121230, in the Register's Office of Davidson County, Tennessee, dated November 21, 2013 and recorded on November 26, 2013.

unimproved ☐
This is improved ☒ property, known as 6543 Marauder Dr., Nashville, TN 37209
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 16TH day of AUGUST, 2023

Erica Cullum

Jeff Cullum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2023, before me, the undersigned, personally appeared Erica Cullum and Jeff Cullum, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON